



Affordable Housing Trust Fund Board of Trustees

Date: January 13, 2022
Time: 8:30 AM — 10:00 AM
Location: Conducted via remote participation

Attendees

Trustees: Benjamin Bradlow (Town Manager designee) Mariann Donovan (Clerk), Eric Helmuth (Select Board appointee), Karen Kelleher (Chair), Neal Mongold, Jaclyn Pacejo (Treasurer), Calpurnya Roberts, Phil Tedesco (Vice Chair)
Staff: Kelly Lynema

Minutes

Karen called the meeting to order at 8:30 with roll call.

1. Review and Approve Meeting Minutes of December 9, 2021

- Jaclyn made a motion for approval, seconded by Neal. Minutes were approved 7-0 by roll call vote.

2. Plans and Technical Assistance

A. RFQ for Housing Trust Fund Consultant

- The Town of Arlington, acting through the Arlington Affordable Housing Trust Fund Board of Trustees (Trust), seeks quotes from Consultants with expertise in affordable housing finance, planning, and policy for the development of an Affordable Housing Trust Fund Action Plan.
- The Action Plan is funded by the Arlington Affordable Housing Trust. The total budget for this project is not to exceed \$20,000.
- The Trust anticipates a project start after signing a contract in February, 2022, and aims for substantial completion of the project by the beginning of the Town's next fiscal year (July 1, 2022).

B. Proposed MHP Technical Assistance Application

- Calpurnyia identified an opportunity to have MHP (Massachusetts Housing Partnership) potentially provide technical assistance in the creation of our Action Plan. <https://www.mhp.net>
- Karen and Calpurnyia will submit an application for MHP's AHTF Intensive Technical Assistance Program to complement and support the work of the consultant and the Trustees on the Action Plan.

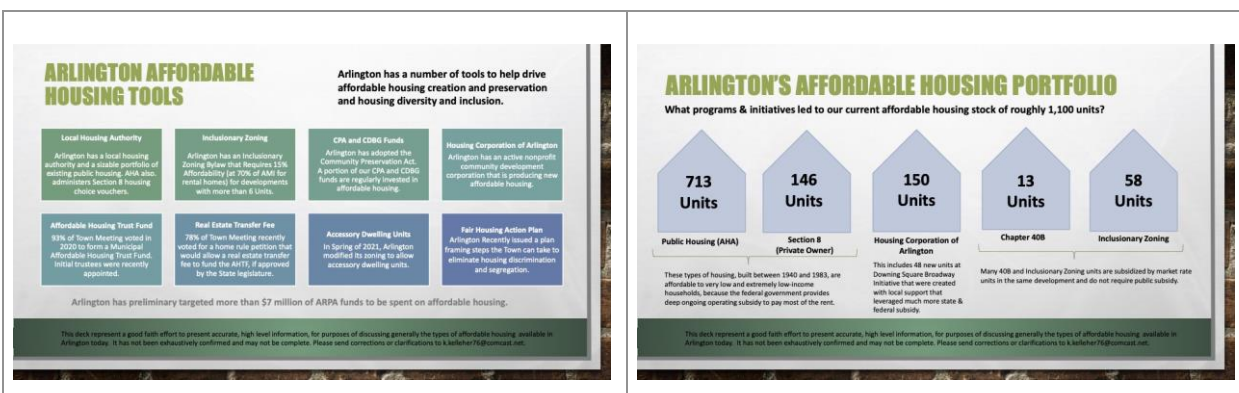
Motion made by Neal to approve the application for MHP Technical Assistance, seconded by Mariann. Approved on roll call 7-0.

3. CPA Application Update

- Eric provided the update that our application for \$250 K has made it to the final stage with the CPC. Karen will present to the committee on January 26th, with assistance from Kelly, Jenny, and Eric.


4. Orientation Topic: Arlington's Affordable Housing Inventory and Tools

Karen presented these slides for our discussion of the affordable housing inventory in Arlington. She offered that she created the slides and that they have not been reviewed by anyone. She asked us for feedback on any inaccuracies we may notice.




713 Units

PUBLIC HOUSING



Winslow Towers
4 Winslow Street
132 one bedroom units
Constructed in 1971
Winslow Towers is an elderly/disabled highrise development located steps to Arlington Center. It is located on the public transportation route and near the Minuteman Bikeway, local stores, shops, and restaurants.



Chestnut Manor, 54
Medford Street
100 one bedroom units,
Constructed in 1955
Chestnut Manor is an elderly/disabled 100-unit highrise development located within minutes of Arlington Center. It is located on the public transportation route, and very near the Minuteman Bikeway, stores, shops and restaurants.

Public housing source: AHA website

713 Units

PUBLIC HOUSING



Cusack Terrace
8 Summer Street
67 one bedroom units
Constructed in 1983
Cusack Terrace is an elderly/disabled 67-unit highrise development located next to the Arlington Community Safety Building. The building includes five (5) specially designed wheelchair accessible units. Cusack Terrace is located near Buzzell Field, the Donald Marquis Bikepath, and a short walk to Arlington Center.



Menotomy Manor
Gardner Street, Fremont Court, Fremont St., Memorial Way and Sunnyside Avenue
Menotomy Manor is a family housing development, formerly Veterans housing, was built after WW II and consists of 179 units. The Menotomy Manor development #1 consists of 21, low-rise multifamily 2-story buildings totaling 126 dwelling units. Construction was completed in 1950. The Menotomy Manor development #2 consists of 25 low-rise, multi-family, 2-story buildings totaling 50 units. An additional 3 units were made handicapped accessible. Construction was completed in 1952. The Menotomy Manor property has five 2 Bedroom Handicapped units in total.

Public housing source: AHA website

713 Units

PUBLIC HOUSING



Drake Village Complex
Drake Road, Arlington Heights
The Drake Village Complex consists of two elderly/disabled developments and is located on the Arlington/Lexington line in Arlington Heights. Drake Village the oldest AHA senior/disabled development was built in 1961 and consists of nine two-story eight unit buildings. The Hauser Building also located in complex is a 144 unit highrise building. The Hauser Building includes seven (7) specially designed wheelchair accessible units. Both developments abut the Minuteman Bikeway, Hurd Field, and the Arlington Reservoir. The complex is a short distance to public transportation, stores, shops and restaurants in Arlington Heights.

Public housing source: AHA website

146 Units

PROJECT-BASED SECTION 8



Millbrook Square, 17 Mill Street
Built in 1982 under HUD's project-based section 8 housing program (which no longer funds new construction), Millbrook Square includes 146 units of mostly senior subsidized affordable housing.
Tenants pay 30% of their income, and HUD pays the remainder of the rent directly to the landlord pursuant to a Section 8 operating subsidy contract.

Public housing source: AHA website

150 Units

HOUSING CORPORATION OF ARLINGTON

The nonprofit Housing Corporation of Arlington has used a variety of subsidy programs to create a portfolio of 150 units of affordable rental housing in Arlington. Pictured are some of their most recent (and larger) developments.



Downing Square
Broadway Initiative
(48 affordable units)



Capitol Square
(32 affordable units)



Westminster Ave.
(11 affordable units)

HCA Source: Housing Corporation of Arlington website and Board members.

13 Units

CHAPTER 40B

Only two developments containing 25 units total have been permitted and built/renovated in Arlington under Chapter 40B. Chapter 40B generally requires at least 25% affordability, but higher affordability levels are possible. 13 (or 50%) of these units are affordable.



Minuteman Village
Brattle Street, 2007
16 homeownership units permitted under 40B. 4 affordable units.



Westminster
Westminster Ave. 2019
9 units of affordable rental housing, permitted under 40B by Housing Corporation of Arlington.

Chapter 40B Source: Arlington DPCH and Town Website

PIPELINE – FUTURE HOUSING?



Two additional 40B projects, if built, would add 65 more affordable units, with no subsidy.

1165R Massachusetts Ave.
Permitted under 40B in 2021. 124 rental units, 31 affordable.



Thorndike Place
Permitted under 40B in 2021. 12 homeownership units (3 affordable), 124 senior rental units (31 affordable). The permit decision is being appealed.

58 Units

INCLUSIONARY ZONING

Arlington's Inclusionary Zoning bylaw requires 15% of the units to be affordable in multifamily buildings with 6 or more units. To date, only 6 developments have been built under this law in almost 20 years, producing 58 affordable units.



Russell Place
2002
40 ownership units
7 affordable units



Avenue 264
2004
27 ownership units
4 affordable units



Arlington 360
2012
164 rental units
26 affordable units



Brigham Square
2012
116 rental units
17 affordable units



483 Summer Street
2020
9 rental units
1 affordable units



882-892 Mass. Ave.
2020
21 rental units
3 affordable units
(Under construction)

Inclusionary Zoning Source: Arlington DPCH

At 10:00 Neal made a motion to adjourn, seconded by Jaclyn. Approved on roll call 7-0.